



Eric Walder, Fire Chief  
Barbara Leak, District Secretary

## Loomis Fire Protection District

P.O. Box 606  
LOOMIS, CALIFORNIA 95650  
(916) 652-6813  
FAX (916) 652-8472

DIRECTORS  
Russ Kelley, President  
Chris S. Gibson, Vice President  
Daniel J. Gibson  
Thomas W. Millward  
William M. Tudsbury

### **Sierra College Estates - Fire Protection Water Supply - Preliminary Requirements**

1. Provide a drafting water tank with a capacity of 15,000 gallons minimum.
2. The tank installation shall conform to NFPA Standard 22 "Standard for Water Tanks for Private Fire Protection."
3. The tank installation shall include the following:
  - a. Water level guage or other approved means to verify water level
  - b. Six inch draft hydrant riser with 4.5 inch National Standard hose connection and protective cap. The connection shall be 24-30 inches above the adjacent ground level. An anti-vortex plate shall be installed at the bottom of the pipe.
  - c. One 2.5 inch National Standard hose connection on a 4 inch riser for tank filling purposes
  - d. Tank vent
  - e. Tank manway with attached ladder
4. The draft connection shall be located eight feet or less from the edge of the parking surface to allow for one ten-foot section of suction sleeve to be used for drafting. Provide protective bollards as necessary.
5. Total elevation from the bottom of the suction pipe to the centerline of the draft connection shall not exceed 15 feet.
6. A site plan showing the proposed tank location and vehicle access shall be submitted to the Loomis Fire District for review and approval.
7. The water tank must be installed and fully operational before any combustible construction takes place on the site.
8. Detailed tank installation plans must be submitted to the Fire District for review and approval prior to start of installation.

9. An operational test shall be performed when construction is completed, in accordance with the approved procedures. The test shall be conducted by the fire department and the installer. When testing has been completed, the installer shall refill the tank to full capacity as required. □

10. Paint above grade piping yellow. Provide approved signage on draft and fill connections.

11. Provide no parking signage as appropriate.

4/26/16

## Robert King

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**From:** George Blind [gblind7540@aol.com]  
**Sent:** Thursday, June 30, 2016 12:00 PM  
**To:** Robert King  
**Cc:** Mike Ritter  
**Subject:** #16-08 Sierra College Estates

Robert: The Loomis Fire District approved the concept of utilizing a fire fighting water storage tank in lieu of a public water supply for the Sierra College Estates Subdivision. This was based on the location of the existing public water connection relative to the project location. While a public water supply is the preferred water source, our approval is consistent with Placer County standards. We have not approved a specific tank size or location.

Other issues to be resolved will be:

1. On which parcel will the tank be located?
2. What will be the water source for the tank fill supply?
3. How will responsibility for maintenance and monitoring of the tank be established?

Without a public water supply, each homeowner will be required to have a water storage tank to service the fire sprinkler system and domestic water uses.

Please contact me if you have any questions.

George Blind  
Loomis Fire District  
916 759-4094



Placer County  
Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.  
Department Director

Wesley G. Nicks, R.E.H.S.  
Environmental Health, Director

## MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES  
DIVISION OF ENVIRONMENTAL HEALTH

**To:** Robert King, Town of Loomis Planning Department

**From:** Laura Rath, REHS  
Land Use and Water Resources Section

**Date:** June 30, 2016

**Subject:** #16-08, Sierra College Estates Subdivision Modification, APN 030-100-017

Placer County Environmental Health Services has reviewed the proposed modification application for the previously approved major subdivision. It is requested that the following items be completed prior to approval of the modification in order to ensure that an adequate potable water supply using domestic wells can be secured.

1. Due to parcel size, setback requirements and site constraints submit proof of adequate water supply as stated in Placer County Code Section 19.334, by drilling a well and submitting a yield report for Parcel 1, 2, 5, 6 and 7. \*\*\*\*
2. Submit to Placer County Environmental Health Services for review and approval, a water quality analysis report on water from the wells on Parcel 1, 2, 5, 6 and 7. The reports must be prepared by a State Certified laboratory and include at minimum Bacteriology: Total coliform, fecal coliform and chlorine residual, as well as Primary and Secondary Drinking Water Standards as defined in Title 22 of the California Code of Regulations.

\*\*\* A copy of the proposed sewer line layout will be required prior to well permit approval in order to determine setback requirements.

Note: The project was originally approved with condition #43 which states, "The applicant will provide evidence that the property was not historically maintained as an orchard. If such evidence does not exist, the applicant shall conduct a Phase 2 site assessment in order to determine if there is any residual contamination from the use of pesticides."

It is recommended that the 1938 historical aerial photograph of the parcel (ABM8668) be reviewed. An overlay should be completed located the existing parcel on the 1938 aerial photograph. If the parcel contained an orchard in 1938 a Phase 2 limited soil investigation should be completed in accordance with the California EPA, Department of Toxic Substances Control (DTSC) August 2008 "Interim Guidance for Sampling Agricultural Properties." Due to the historic use of lead arsenate as a pesticide lead should also be included in the testing. It is recommended that the overlay and Phase 2 be completed prior to any other conditions in order to ensure that any residual contamination from historic orchard use does not impact the development of the parcel.

*Perspective, Hope, and Opportunity*



PLACER COUNTY WATER AGENCY  
SINCE 1957  
BUSINESS CENTER  
144 Ferguson Road  
MAIL  
P.O. Box 6570  
Auburn, CA 95604  
PHONE  
530.823.4850  
800.464.0030  
WWW.PCWA.NET

June 29, 2016  
File No: FA 2603  
Map No. 25-B-10 & -14

**RECEIVED**

JUL 1 2016

TOWN OF LOOMIS

Robert King  
3665 Taylor Road  
Loomis, CA 95650

**SUBJECT:** #16-08 Modification of a previously approved major land subdivision "Sierra College Estates" (Application #14-09) to allow its seven lots to be served by private wells instead of public water.

Dear Mr. King:

Thank you for the opportunity to review and comment on the #16-08 Modification to Application #14-09. This letter is written in response to your request dated June 15, 2016 wherein you solicited comments about the proposed development located at APN 030-100-017 in Loomis, California.

The purpose of this letter is to provide preliminary design review of the provided preliminary plans submitted with the Referral/Request for Comments by the Town of Loomis. The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The Agency makes commitments for service only upon execution of a facilities agreement and the payment of all fees and charges required by the Agency.

The Agency observes Placer County's General Plan policy for rural communities and remains neutral in the developer's decision to serve the development with private wells in lieu of extending the public water system. Below is an excerpt from Placer County's General Plan policy related to water supply and delivery:

4.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.

4.C.2. The County shall approve new development based on the following guidelines for water supply:


- a. Urban and suburban development should rely on public water systems using surface supply.
- b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
- c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.

There is no Agency treated water service to the above mentioned parcel. The nearest treated water main is located approximately 1500 feet north of the parcel in Bankhead Road at Del Road. Water can be made available from the Agency's 8-inch treated water main in Bankhead Road. In order to obtain service from the Agency, the developer will have to enter into a facilities agreement with the Agency to provide any on site or off site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by the Agency, including the Water Connection Charges. Treated water facilities shall be installed in accordance with the Agency and the California Division of Drinking Water standards.

All water availability is subject to the limitations described above and the prior use by existing customers.

If you have any questions, please call me at the Engineering Department at (530) 823-4886.

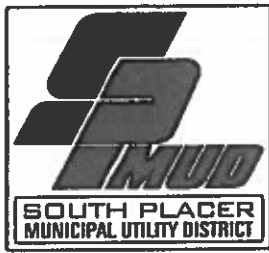
Sincerely,



Josh Lelko  
Engineering Technician

JL:jh

pc: Tom Reeves  
Don Kellner  
Brent Smith  
Tony Firenzi  
Field Services  
Customer Service  
Britton Snipes, Town of Loomis, Director of Public Works  
Enc: Map No. 25-B-10 & -14



**South Placer Municipal Utility District**

5807 Springview Drive  
Rocklin, CA 95677  
(916) 786-8555

June 24, 2016

Town of Loomis  
Planning Department  
P.O. Box 1330  
Loomis, CA 95650

Attention: Robert King, Town Planner

Subject: #16-08 Modification of a Previously Approved Major Subdivision "Sierra College Estates" (Application #14-09) to Allow Seven Lots to be Served by Private Wells Instead of Public Water  
APN: 030-100-017

Dear Mr. King,

Thank you for the opportunity to comment on the application to modify a previously approved Major Subdivision (Sierra College Estates) to allow the use of wells rather than public water.

The District has reviewed the application submitted and has no comments specific to the proposed changes. The District has been working with the developer regarding the sewer improvements required for Sierra College Estates and the improvement plans are currently in the plan review process.

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: <http://spmud.ca.gov/developer-resources/standards-specifications/>.

Please do not hesitate to contact me at (916) 786-8555 extension 311 or [chuff@spmud.ca.gov](mailto:chuff@spmud.ca.gov) if you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Carie Huff'.

Carie Huff, P.E.

Cc: File

## Robert King

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**From:** Kathryn von Seeburg [KvonSeeburg@recology.com]  
**Sent:** Tuesday, June 21, 2016 10:54 AM  
**To:** Robert King  
**Subject:** Modification--Sierra College Estates

Recology Auburn Placer has reviewed the plans for the above referenced project. We have no questions or concerns and will provide weekly curbside solid waste service. Please let me know if you have questions or need additional information.

### Kathryn von Seeburg

Office Manager

#### Recology™ Auburn Placer

12305 Shale Ridge Road | P.O. Box 6566 | Auburn, CA 95604

T: 530.885.3735

[kvonseeburg@recology.com](mailto:kvonseeburg@recology.com)

WASTE ZERO